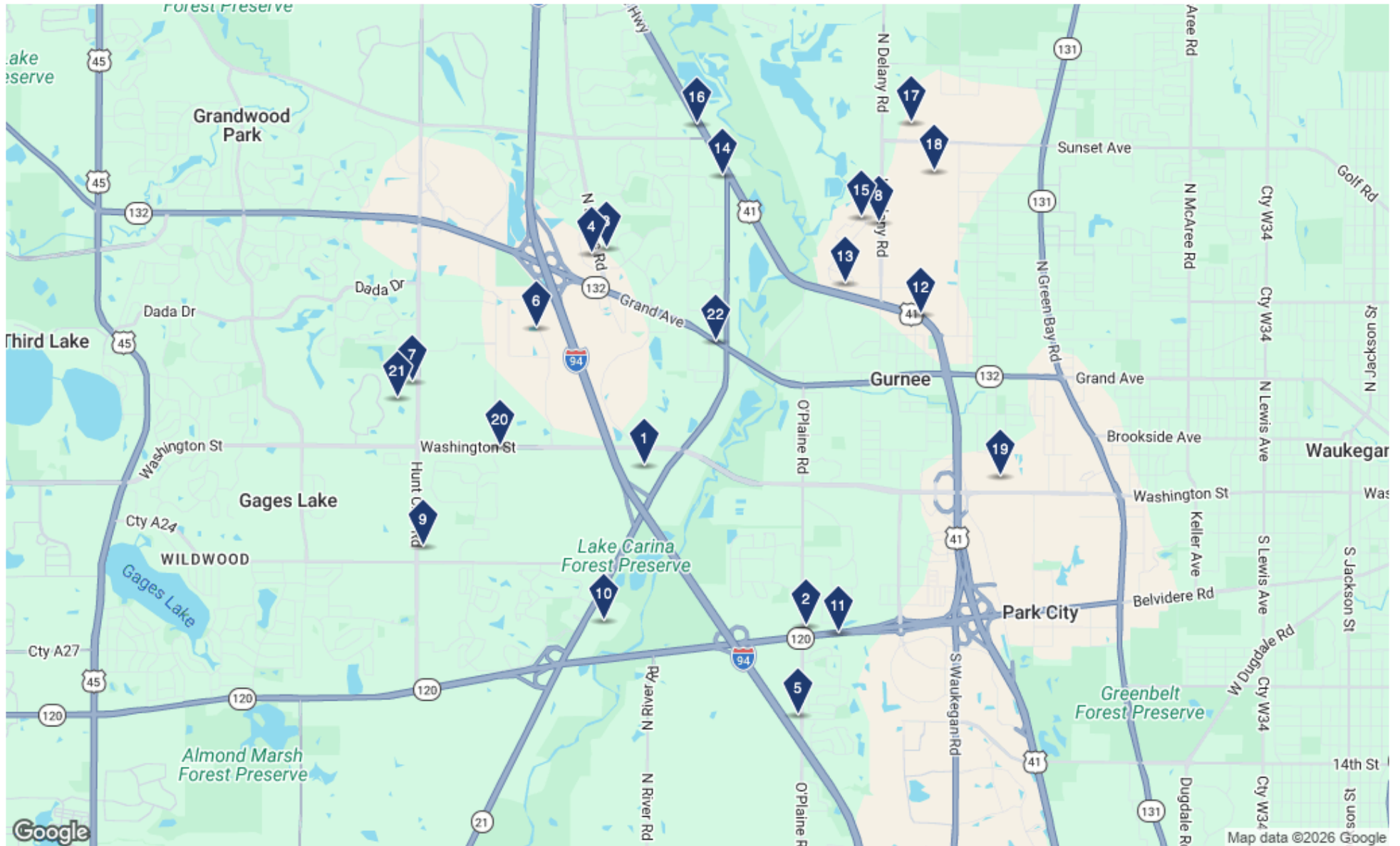




Gurnee - Land for Sale





Illinois Route 21 - "Triangle" adj. to Six Flags, divisible site

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	44.18 AC (1,924,481 SF)
Topography	Level
On-Sites	Raw land
Zoning	Mixed-Use Entertainment
Proposed Use	Hospitality, Hotel, Industrial, Mixed Use, MultiFamily, Restaurant, Retail, Storefront Retail/Office
Parcel	07-22-300-008, 07-22-300-009, 07-22-300-010, 07-22-300-011, 07-22-300-012, 07-22-300-023, 07-22-400-001, 07-22-400-002, 07-22-400-003, 07-22-400-004, 07-22-400-005, 07-22-400-011, 07-22-400-050, 07-22-400-052, 07-22-400-054, 07-22-400-056, 07-22-400-057



Property Details

Improvements	house, barn - month-to-month leases
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	2,000' on Interstate 94, 1,500' on Milwaukee Avenue / Rt. 21, 1,800' on Washington Street
Zoning	Mixed-Use Entertainment
Zoning Description	Annexation and Rezoning available for an approved project.
Proposed Use	Hospitality, Hotel, Industrial, Mixed Use, MultiFamily, Restaurant, Retail, Storefront Retail/Office
Parcel	07-22-300-008, 07-22-300-009, 07-22-300-010, 07-22-300-011, 07-22-300-012, 07-22-300-023, 07-22-400-001, 07-22-400-002, 07-22-400-003, 07-22-400-004, 07-22-400-005, 07-22-400-011, 07-22-400-050, 07-22-400-052, 07-22-400-054, 07-22-400-056, 07-22-400-057

For Sale Summary

Asking Price	Withheld	Built	1930
Status	Active	On Market	1,225 Days
Sale Type	Investment or Owner User	Last Update	July 9, 2026
Land	44.18 AC (1,924,481 SF)	Sale Conditions	Build to Suit +1

Transportation

Traffic Volume	13,205 on Milwaukee Avenue (2026); 12,669 on Woodlake Blvd (2026); 13,167 on Milwaukee Avenue (2026); 107,831 on Tri-State Tollway (2026); 103,309 on Washington St (2026); 775 on Milwaukee Ave (2026); 21,230 on I- 94 (2026); 17,352 on I- 94 (2026); 101,968 on Tri-State Tollway (2026)		
Commuter Rail	Libertyville	9 min drive	
	Prairie Crossing	12 min drive	
Airport	Chicago O'Hare International	41 min drive	
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		



Illinois Route 21 - "Triangle" adj. to Six Flags, divisible site

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts

Type	Name	Location	Phone
Recorded Owner	PROPERTIES 3D INC	Gurnee, IL 60031	-
True Owner	Dan Riedel	Gurnee, IL 60031	(847) 623-3355



4476 Belvidere Rd - NE CORNER OF RTE 120 AND O'PLAINE RD

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	0.88 AC (38,274 SF)
Topography	Level
On-Sites	Previously developed lot
Current Use	SFR
Parcel	07-26-405-001, 07-26-405-006, 07-26-405-008, 07-26-405-009, 07-26-405-010, 07-26-405-011, 07-26-405-015, 07-26-405-019



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Frontage	273' on Belvidere Rd, 200' on Route 120
Zoning Description	Currently a residential zoning. Village of Gurnee has been very positive for a potential re-zone to commercial
Parcel	07-26-405-001, 07-26-405-006, 07-26-405-008, 07-26-405-009, 07-26-405-010, 07-26-405-011, 07-26-405-015, 07-26-405-019

For Sale Summary

Asking Price	Withheld	On Market	428 Days
Status	Active	Last Update	August 4, 2026
Sale Type	Investment or Owner User	Sale Conditions	Redevelopment Project
Land	0.88 AC (38,274 SF)		

Transportation

Traffic Volume	30,298 on Belvidere Road (2026); 32,601 on Cty W20 (2026); 32,125 on Cty W20 (2026); 9,040 on W Eastwood Ave (2026); 27,616 on Belvidere Rd (2026); 12,686 on Hill Ave (2026); 4,223 on Melody Rd (2026); 10,671 on Windsor Ct (2026); 32,125 on I- 94 (2026)		
Commuter Rail	Libertyville		10 min drive
	North Chicago		10 min drive
Airport	Chicago O'Hare International		37 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Streicher Michael	Gurnee, IL 60031	(847) 662-5592
True Owner	Streicher Michael	Gurnee, IL 60031	(847) 662-5592





1551 N Dilleys Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	5.33 AC (232,175 SF)
Topography	Level
Zoning	O-1
Proposed Use	Bank, Commercial, Day Care Center, General Freestanding, Hotel, Medical, Office, Restaurant, Retail, Storefront Retail/Residntl, Storefront, Storefront Retail/Office, Strip Center
Parcel	07-15-100-010



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	684' on Dilleys
Zoning	O-1
Zoning Description	Restricted Office District
Proposed Use	Bank, Commercial, Day Care Center, General Freestanding, Hotel, Medical, Office, Restaurant, Retail, Storefront Retail/Residntl, Storefront, Storefront Retail/Office, Strip Center
Parcel	07-15-100-010

For Sale Summary

Asking Price	\$1,625,000 (\$304,878.05/AC)	Land	5.33 AC (232,175 SF)
Status	Active	On Market	3,415 Days
Sale Type	Investment	Last Update	August 11, 2026

Transportation

Traffic Volume	1,782 on Yew Ct (2026); 8,356 on Nations Dr (2026); 25,513 on Grand Avenue (2026); 25,610 on Grand Avenue (2026); 1,435 on Leslie Ln (2026); 24,041 on Spruce St (2026); 100,515 on Grand Ave (2026); 24,041 on I- 94 (2026); 1,066 on Tri-State Tollway (2026)		
Commuter Rail	Waukegan		13 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Pipsissewa Limited Partnership	Northbrook, IL 60062	(847) 272-6879





1525 Nations Dr - Next to Great Wolf Lodge

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	3.59 AC (156,380 SF)
Zoning	C-2 PUD
Proposed Use	Commercial
Parcel	07-15-112-007



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	Grand Ave, Interstate 294
Zoning	C-2 PUD
Zoning Description	Community Commercial District as a Planned Unit Development
Proposed Use	Commercial
Parcel	07-15-112-007

For Sale Summary

Asking Price	\$1,450,000 (\$403,899.72/AC)	Land	3.59 AC (156,380 SF)
Status	Active	On Market	1,728 Days
Sale Type	Investment	Last Update	July 23, 2026

Transportation

Traffic Volume	25,610 on Grand Avenue (2026); 1,782 on Yew Ct (2026); 25,513 on Grand Avenue (2026); 8,356 on Nations Dr (2026); 100,515 on Grand Ave (2026); 24,041 on Spruce St (2026); 24,041 on I- 94 (2026); 1,066 on Tri-State Tollway (2026); 55,367 on Grand Avenue (2026)		
Commuter Rail	Washington St (Grayslake)		15 min drive
	Prairie Crossing		16 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Mon Ami Proderities Llc	Chicago, IL 60602	-





1250-1260 S O'Plaine Rd - 1250 & 1260 O'Plaine Road

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	1.91 AC (83,200 SF)
Zoning	Waukegan
Proposed Use	Bank, Day Care Center, General Free-standing, Health Care, Hold for Development, Hold for Investment, Medical, Religious Facility, Restaurant, Service Station, Strip Center, Veterinarian/Kennel
Parcel	07-35-100-024, 07-35-100-025



Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, No Sewer, Streets, Telephone, No Water
Frontage	447' on S O'Plaine Rd, 546' on I-94
Zoning	Waukegan
Zoning Description	Currently zoned conservation/recreation bring your re-zone ideas to Waukegan
Proposed Use	Bank, Day Care Center, General Freestanding, Health Care, Hold for Development, Hold for Investment, Medical, Religious Facility, Restaurant, Service Station, Strip Center, Veterinarian/Kennel
Parcel	07-35-100-024, 07-35-100-025

For Sale Summary

Asking Price	Withheld	Land	1.91 AC (83,200 SF)
Status	Active	On Market	295 Days
Sale Type	Investment or Owner User	Last Update	July 29, 2026

Transportation

Traffic Volume	12,686 on I- 94 (2026); 13,082 on O'Plaine Road (2026); 12,720 on I- 94 (2026); 122,287 on Belvidere Rd (2026); 111,766 on Cty W20 (2026); 10,671 on Windsor Ct (2026); 99,188 on Tri-State Tollway (2026); 12,686 on Hill Ave (2026); 27,616 on Belvidere Rd (2026); 32,125 on Cty W20 (2026)		
Commuter Rail	Libertyville		10 min drive
	North Chicago		11 min drive
Airport	Chicago O'Hare International		38 min drive
Pedestrian Friendly	20 - Somewhat friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	D Esp L Wittbrodt	Gurnee, IL 60031	(847) 271-3777
True Owner	D Esp L Wittbrodt	Gurnee, IL 60031	(847) 271-3777



Property Summary

Land Area - Gross	2.92 AC (127,195 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	I-2(O.I.P.)
Proposed Use	Industrial
Parcel	07-16-403-041, 07-16-403-043, 07-16-403-044, 07-16-403-045



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer, Streets, Telephone, Water		
Frontage	376' on Tri State Parkway		
Zoning	I-2(O.I.P.)		
Zoning Description	General Industrial District (Special Use for Office Industrial Park)		
Proposed Use	Industrial		
Parcel	07-16-403-041, 07-16-403-043, 07-16-403-044, 07-16-403-045		

For Sale Summary

Asking Price	\$756,811 (\$259,181.85/AC)	Land	2.92 AC (127,195 SF)
Status	Active	On Market	2,613 Days
Sale Type	Investment	Last Update	August 2, 2026

Transportation

Traffic Volume	2,495 on Lakeside Dr (2026); 11,799 on Tri-State Tollway (2026); 2,909 on Woodland Intermediate School Access Rd (Unnamed) (2026); 100,515 on Grand Ave (2026); 7,837 on Grand Avenue (2026); 1,066 on Tri-State Tollway (2026); 24,041 on I- 94 (2026); 3,243 on Centerpoint Ct (2026); 55,367 on Grand Avenue (2026)		
Commuter Rail	Prairie Crossing.		13 min drive
	Prairie Crossing		15 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	0 - Not friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Centerpoint Properties Trust	-	-
True Owner	CenterPoint Properties	Oak Brook, IL 60523	(630) 586-8000



0 Hunt Club Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	8.00 AC (348,480 SF)
Topography	Level
Current Use	Vacant farm land
Zoning	R-1



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Zoning	R-1
Zoning Description	Multifamily / Commercial District

For Sale Summary

Asking Price	\$2,400,000 (\$300,000.00/AC)	Land	8.00 AC (348,480 SF)
Status	Under Contract	On Market	593 Days
Sale Type	Investment	Last Update	August 4, 2026

Transportation

Traffic Volume	21,612 on Washington St (2026); 19,436 on W Orchard Valley Dr (2026); 21,318 on N Hunt Club Rd (2026); 21,236 on N Hunt Club Rd (2026); 19,346 on Churchill Ln (2026); 14,462 on W Gurnee Gln (2026); 2,909 on W Orchard Valley Dr (2026); 20,034 on N Cemetery Rd (2026); 3,592 on Suffolk Ct (2026); 21,726 on Almond Rd (2026)	
Commuter Rail	Washington St (Grayslake)	10 min drive
	Prairie Crossing	12 min drive
Airport	Chicago O'Hare International	42 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	MARK C DALGAARD TRUST UTD /03	-	-
Recorded Owner	MARK C DALGAARD TRUST UTD /2003	-	-



Delany Rd & Barberry Ln

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	1.33 AC (57,935 SF)
Current Use	Vacant Land
Zoning	Unincorporated Lake Count
Dimensions	Irregular
Proposed Use	Commercial, Office, Retail
Parcel	07-14-200-008



Property Details

Improvements	Not Available
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No Sewer, No Streets, Telephone, Water
Frontage	333' on Barberry Ln, 439' on N Delaney
Zoning	Unincorporated Lake Count
Zoning Description	Unincorporated Lake County
Proposed Use	Commercial, Office, Retail
Parcel	07-14-200-008

Land For Lease Summary

Lot Size for Lease	1.33 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

For Sale Summary

Asking Price	\$598,000 (\$449,624.06/AC)	Land	1.33 AC (57,935 SF)
Status	Active	On Market	806 Days
Sale Type	Investment	Last Update	August 7, 2026

Previous Sale

Sale Date	4/24/2003	Comp ID	768757
Sale Price	\$409,000	Comp Status	Research Complete

Transportation

Traffic Volume	23,717 on N Barberry Ln (2026); 24,028 on N Barberry Ln (2026); 2,912 on Cty W27 (2026); 4,175 on Cty W27 (2026); 24,491 on Porett Dr (2026); 24,115 on St Paul Ave (2026); 24,018 on St Paul Ave (2026); 2,240 on Ryan Rd (2026); 1,510 on Ryan Rd W (2026); 24,539 on Grove Ave (2026)		
Commuter Rail	Waukegan		11 min drive
	North Chicago		12 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	50 - Fairly friendly		





Transportation (Continued)

Cycling Friendly	60 - Moderately friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Alfred Rubin & Naomi Rubin Ltd	NAPERVILLE, IL 60566	-



491 S Hunt Club Rd - Divisible Commercial Development Site

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	1.30 AC (56,628 SF)
Topography	Level
On-Sites	Finish grade
Zoning	R-3 PUD
Proposed Use	Commercial, Drug Store, Medical, Neighborhood Center, Retail, Service Station, Storefront, Storefront Retail/Office



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	493' on Hunt Club Rd, 210' on Gages Lake Rd
Zoning	R-3 PUD
Zoning Description	Single Family Residence District as a Planned Unit Development
Proposed Use	Commercial, Drug Store, Medical, Neighborhood Center, Retail, Service Station, Storefront, Storefront Retail/Office

For Sale Summary

Asking Price	Withheld	Land	1.30 AC (56,628 SF)
Status	Active	On Market	155 Days
Sale Type	Investment	Last Update	June 29, 2026

Previous Sale

Sale Date	11/23/2015	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	3474791	Sale Conditions	REO Sale

Transportation

Traffic Volume	16,711 on Hunt Club Rd (2026); 8,112 on N Gagewood Ct (2026); 15,937 on N Hunt Club Rd (2026); 197 on Owl Creek Ln (2026); 897 on Darnell Ln (2026); 7,733 on N Pine Creek Trl (2026); 8,158 on Colby Rd (2026); 14,462 on W Gurnee Gl'n (2026); 21,236 on N Hunt Club Rd (2026); 19,346 on Churchill Ln (2026)		
Commuter Rail	Prairie Crossing.		9 min drive
	Prairie Crossing		10 min drive
Airport	Chicago O'Hare International		40 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



491 S Hunt Club Rd - Divisible Commercial Development Site

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts

Type	Name	Location	Phone
Recorded Owner	Hawthorn 45 LLC	Hinsdale, IL 60521	(630) 887-1705
True Owner	Foxford Communities , LLC	Hinsdale, IL 60521	(630) 887-1705



775 Illinois Rte 21 - 775 S IL Route 21

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	25.90 AC (1,128,204 SF)
Topography	Level
On-Sites	Raw land
Current Use	Raw LAnd
Zoning	PUD
Proposed Use	Commercial, Industrial, Medical, Of- fice, R&D



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Frontage	810' on Manchester Drive (with 1 curb cut), 1,079' on Milwaukee Ave
Zoning	PUD
Proposed Use	Commercial, Industrial, Medical, Office, R&D

For Sale Summary

Asking Price	Withheld	Land	25.90 AC (1,128,204 SF)
Status	Active	On Market	219 Days
Sale Type	Investment or Owner User	Last Update	August 11, 2026

Previous Sale

Sale Date	5/9/2018	Sale Type	Investment
Sale Price	\$3,327,500	Comp Status	Research Complete
Comp ID	4260319		

Transportation

Traffic Volume	22,012 on Milwaukee Avenue (2026); 19,514 on S Riverside Dr (2026); 30,587 on Belvidere Road (2026); 21,049 on Milwaukee Ave (2026); 36,856 on N Milwaukee Ave (2026); 21,049 on N Milwaukee Ave (2026); 21,021 on N Milwaukee Ave (2026); 23,011 on North Milwaukee Avenue (2026); 22,494 on Milwaukee Avenue (2026); 5,289 on W Hickory Haven Dr (2026)		
Commuter Rail	Libertyville		8 min drive
	Prairie Crossing		11 min drive
Airport	Chicago O'Hare International		40 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



775 Illinois Rte 21 - 775 S IL Route 21

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts

Type	Name	Location	Phone
Property Management	Murphy Real Estate & Development	La Grange, IL 60525	(708) 588-0370



4437-4495 W Kennedy Dr - Gurnee Land Development

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	2.50 AC (108,900 SF)
Topography	Level
On-Sites	Finish grade
Zoning	R3
Proposed Use	Single Family Development



Property Details

Improvements	Utilities
Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	R3
Zoning Description	PUD APPROVED SUBDIVISION
Proposed Use	Single Family Development

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$198,000 (\$79,200.00/AC)	Land	2.50 AC (108,900 SF)
Status	Under Contract	On Market	1,632 Days
Sale Type	Investment	Last Update	August 4, 2026

Transportation

Traffic Volume	29,342 on Belvidere Road (2026); 4,223 on Melody Rd (2026); 4,864 on Frontage Rd (2026); 34,440 on Frontage Rd (2026); 27,597 on Belvidere Road (2026); 4,268 on Melody Rd (2026); 32,601 on Cty W20 (2026); 12,686 on Hill Ave (2026); 9,040 on W Eastwood Ave (2026); 32,125 on Cty W20 (2026)		
Commuter Rail	Great Lakes		10 min drive
	North Chicago		12 min drive
Airport	Chicago O'Hare International		39 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



SEC Skokie Hwy & Ferndale St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	0.88 AC (38,333 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	C-3
Proposed Use	Commercial, Community Center, Retail, Retail Warehouse, Storefront
Parcel	07-13-309-001



Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, No Sewer, Streets, Telephone, Water
Frontage	301' on N Skokie Hwy, 223' on Ferndale St
Zoning	C-3
Zoning Description	Heavy Commercial District
Proposed Use	Commercial, Community Center, Retail, Retail Warehouse, Storefront
Parcel	07-13-309-001

For Sale Summary

Asking Price	\$275,000 (\$312,428.99/AC)	Land	0.88 AC (38,333 SF)
Status	Active	On Market	3,661 Days
Sale Type	Investment	Last Update	August 4, 2026

Transportation

Traffic Volume	27,549 on Skokie Highway (2026); 32,218 on Skokie Highway (2026); 4,933 on Northwestern Ave (2026); 4,728 on Grandville Ave (2026); 5,881 on Grandville Ave (2026); 24,539 on Grove Ave (2026); 31,791 on Skokie Highway (2026); 4,944 on Magnolia Ave (2026); 19,047 on Grand Avenue (2026); 19,047 on Grand Avenue (2026)		
Commuter Rail	Waukegan		9 min drive
	North Chicago		10 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Anton Peter A	Lincolnwood, IL 60712	-





1301 N Skokie Hwy

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	2.25 AC (98,010 SF)
Zoning	I-I-2 PUD
Proposed Use	Commercial, Retail
Parcel	07-14-204-008, 07-14-204-009, 07-14-204-010, 07-14-204-011, 07-14-204-012, 07-14-204-013, 07-14-204-014, 07-14-204-015, 07-14-204-016, 07-14-204-017



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	Skokie Hwy
Zoning	I-I-2 PUD
Zoning Description	I-2 PUD, General Industrial District as a Planned Unit Development
Proposed Use	Commercial, Retail
Parcel	07-14-204-008, 07-14-204-009, 07-14-204-010, 07-14-204-011, 07-14-204-012, 07-14-204-013, 07-14-204-014, 07-14-204-015, 07-14-204-016, 07-14-204-017

For Sale Summary

Asking Price	Withheld	Land	2.25 AC (98,010 SF)
Status	Active	On Market	777 Days
Sale Type	Investment	Last Update	August 11, 2026

Transportation

Traffic Volume	22,658 on N Skokie Hwy (2026); 30,864 on Skokie Highway (2026); 24,539 on Grove Ave (2026); 30,598 on N Skokie Hwy (2026); 5,881 on Grandville Ave (2026); 21,352 on Skokie Highway (2026); 24,491 on Porett Dr (2026); 21,437 on North Skokie Highway (2026); 2,912 on Cty W27 (2026); 5,295 on Emerald Ave (2026)		
Commuter Rail	Waukegan		11 min drive
	North Chicago		11 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	70 - Moderately friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Industrial Park	Grayslake, IL 60030	-



36396 N Skokie Hwy

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	18.50 AC (805,860 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	C-2
Proposed Use	Apartment Units, Auto Dealership, Commercial, Distribution, Hotel, Industrial Park, Office Park, Religious Facility, Restaurant, Retail, Retail Warehouse, Single Family Development, Storefront, Strip Center, Supermarket, Warehouse
Parcel	07-10-400-019, 07-10-400-020, 07-10-400-023, 07-10-400-043



Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, No Sewer, No Streets, Telephone, Water
Frontage	735' on Skokie Highway
Zoning	C-2
Zoning Description	Community Commercial District
Proposed Use	Apartment Units, Auto Dealership, Commercial, Distribution, Hotel, Industrial Park, Office Park, Religious Facility, Restaurant, Retail, Retail Warehouse, Single Family Development, Storefront, Strip Center, Supermarket, Warehouse
Parcel	07-10-400-019, 07-10-400-020, 07-10-400-023, 07-10-400-043

Land For Lease Summary

Lot Size for Lease	1.00 - 18.50 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	Yes

Lease Notes

1-18.5 acres available for ground-lease or BTS. Also for sale.

For Sale Summary

Asking Price	Withheld	Land	18.50 AC (805,860 SF)
Status	Active	On Market	1,125 Days
Sale Type	Investment	Last Update	July 21, 2026

Transportation

Traffic Volume	7,862 on North Riverside Drive (2026); 20,403 on North Riverside Drive (2026); 7,817 on North Skokie Highway (2026); 20,403 on North Skokie Highway (2026); 27,033 on N Riverside Dr (2026); 11,031 on Stearns School Road (2026); 26,685 on Hanssen Rd (2026); 8,517 on North Riverside Drive (2026); 396 on Alder Ct (2026); 21,437 on North Skokie Highway (2026)		
Commuter Rail	Waukegan		11 min drive
	North Chicago		12 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	30 - Somewhat friendly		





36396 N Skokie Hwy

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	0 - Not friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Tanis Nick	WAUKEGAN, IL 60079	(847) 623-1390
True Owner	Tanis Nick	WAUKEGAN, IL 60079	(847) 623-1390



1800 St Paul Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	13.74 AC (598,514 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	R-6 PUD
Proposed Use	Apartment Units, Commercial, Industrial, Planned Unit Development



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	1,052' on St Paul Ave
Zoning	R-6 PUD
Zoning Description	R-6 or Industrial Zoning
Proposed Use	Apartment Units, Commercial, Industrial, Planned Unit Development

For Sale Summary

Asking Price	Withheld	Land	13.74 AC (598,514 SF)
Status	Active	On Market	1,842 Days
Sale Type	Investment	Last Update	August 11, 2026

Transportation

Traffic Volume	4,175 on Cty W27 (2026); 23,717 on N Barberry Ln (2026); 24,028 on N Barberry Ln (2026); 24,115 on St Paul Ave (2026); 24,491 on Porett Dr (2026); 2,912 on Cty W27 (2026); 24,018 on St Paul Ave (2026); 2,240 on Ryan Rd (2026); 1,510 on Ryan Rd W (2026); 25,328 on Sunset Ave (2026)		
Commuter Rail	Waukegan		12 min drive
	North Chicago		12 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	70 - Moderately friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Trust 569	Waukegan, IL 60085	-





15190 W Stearns School Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	6.00 AC (261,360 SF)
Topography	Sloping
On-Sites	Raw land
Current Use	Vacant
Zoning	R-1
Proposed Use	Commercial, Retail
Parcel	07-10-200-013



Property Details

Improvements	None
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Frontage	600' on W Stearns School Rd
Zoning	R-1
Zoning Description	Unincorporated Lake County
Proposed Use	Commercial, Retail
Parcel	07-10-200-013

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$1,900,000 (\$316,666.67/AC)	On Market	237 Days
Status	Active	Last Update	August 4, 2026
Sale Type	Investment or Owner User	Sale Conditions	Redevelopment Project
Land	6.00 AC (261,360 SF)		

Transportation

Traffic Volume	26,685 on Hanssen Rd (2026); 11,031 on Stearns School Road (2026); 25,812 on North Skokie Highway (2026); 7,817 on North Skokie Highway (2026); 20,403 on North Riverside Drive (2026); 7,862 on North Riverside Drive (2026); 27,033 on N Riverside Dr (2026); 10,560 on Cty W17 (2026); 8,517 on North Riverside Drive (2026); 8,130 on Stearns School Rd (2026)		
Commuter Rail	Waukegan		12 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	20 - Somewhat friendly		
Cycling Friendly	20 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



15190 W Stearns School Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts

Type	Name	Location	Phone
Recorded Owner	Onan James	Waukegan, IL 60087	-
True Owner	Onan Enterprises	Waukegan, IL 60087	(847) 336-7777



Sunset Ave - Sunset Avenue

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	9.73 AC (423,839 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	I2
Proposed Use	Industrial, Self-Storage
Parcel	07-12-101-014, 07-12-101-017, 07-12-101-018



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	I2
Zoning Description	Gurnee/Waukegan
Proposed Use	Industrial, Self-Storage
Parcel	07-12-101-014, 07-12-101-017, 07-12-101-018

For Sale Summary

Asking Price	\$2,550,000 (\$262,076.05/AC)	Land	9.73 AC (423,839 SF)
Status	Active	On Market	582 Days
Sale Type	Investment	Last Update	August 10, 2026

Transportation

Traffic Volume	14,055 on Cty W27 (2026); 15,984 on Tannahill Dr (2026); 25,328 on Sunset Ave (2026); 1,510 on Ryan Rd W (2026); 2,240 on Ryan Rd (2026); 3,942 on Sunset Ave (2026); 24,018 on St Paul Ave (2026); 20,755 on W Blanchard Rd (2026); 816 on N Rosedale Ave (2026); 24,115 on St Paul Ave (2026)		
Commuter Rail	Waukegan	13 min drive	
	North Chicago	14 min drive	
Airport	Chicago O'Hare International	45 min drive	
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	20 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	2323 Sully Llc	Wilmette, IL 60091	-



Swanson Ct - Vacant Land

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	2.50 AC (108,900 SF)
Topography	Level
Zoning	Industrial
Number of Lots	1
Proposed Use	Industrial



Property Details

Zoning	Industrial
Proposed Use	Industrial

For Sale Summary

Asking Price	\$582,000 (\$232,800.00/AC)	Land	2.50 AC (108,900 SF)
Status	Active	On Market	2,142 Days
Sale Type	Investment or Owner User	Last Update	July 29, 2026

Transportation

Traffic Volume	3,942 on Sunset Ave (2026); 1,510 on Ryan Rd W (2026); 4,804 on Clearview Ct (2026); 24,018 on St Paul Ave (2026); 14,055 on Cty W27 (2026); 25,328 on Sunset Ave (2026); 2,240 on Ryan Rd (2026); 24,115 on St Paul Ave (2026); 24,028 on N Barberry Ln (2026); 4,175 on Cty W27 (2026)		
Commuter Rail	Waukegan		13 min drive
	North Chicago		15 min drive
Airport	Chicago O'Hare International		46 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	80 - Very friendly		
Transit Friendly	10 - Not friendly		



3570 Washington St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	3.00 AC (130,680 SF)
Topography	Level
On-Sites	Previously developed lot
Current Use	Parking
Zoning	I-2
Proposed Use	Industrial, Industrial Park



Property Details

Frontage	1,107' on Washington Street
Zoning	I-2
Proposed Use	Industrial, Industrial Park

Land For Lease Summary

Lot Size for Lease	1.00 - 3.00 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

Lease Notes

- Land Size: 3 Acres
- Building Size: 2,500 SF
- Fenced and secured site with gravel base
- Rare outside storage capabilities
- Zoning: I-2
- Access to I-94, I-294 and Hwy 41
- Lake County
- Wide range of industrial/transportation/maintenance uses permitted
- Less than 2 miles from the planned \$375 million Casino and Hotel development at Fountain Square

For Sale Summary

Asking Price	Withheld	Land	3.00 AC (130,680 SF)
Status	Active	On Market	981 Days
Sale Type	Investment	Last Update	August 3, 2026

Transportation

Traffic Volume	26,205 on Teske Blvd (2026); 31,207 on Skokie Hwy (2026); 4,205 on Cty A22 (2026); 43,406 on Cty A22 (2026); 3,588 on Westmead Rd (2026); 51,889 on Cty A22 (2026); 515 on Skokie Hwy (2026); 27,549 on Skokie Highway (2026); 36,304 on Skokie Highway (2026); 1,649 on Cty A22 (2026)		
Commuter Rail	Waukegan	8 min drive	
	North Chicago	10 min drive	
Airport	Chicago O'Hare International	41 min drive	
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		





3570 Washington St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly



6071 Washington St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	0.56 AC (24,394 SF)
Topography	Level
On-Sites	Raw land
Zoning	C-2 PUD
Proposed Use	Medical, Office, Retail
Parcel	07-21-401-010



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	C-2 PUD
Zoning Description	Community Commercial District as a Planned Unit Development
Proposed Use	Medical, Office, Retail
Parcel	07-21-401-010

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$499,000 - 599,000 (\$2,173,647.90 - 3,623,955.62/AC)	Land	0.56 AC (24,394 SF)
Status	Active	On Market	1,196 Days
Sale Type	Investment	Last Update	July 2, 2026

Transportation

Traffic Volume	20,034 on N Cemetery Rd (2026); 2,909 on W Orchard Valley Dr (2026); 19,346 on Churchill Ln (2026); 3,243 on Centerpoint Ct (2026); 21,236 on N Hunt Club Rd (2026); 14,462 on W Gurnee Gln (2026); 21,612 on Washington St (2026); 19,978 on I- 94 (2026); 21,318 on N Hunt Club Rd (2026); 107,831 on Tri-State Tollway (2026)		
Commuter Rail	Prairie Crossing.		12 min drive
	Prairie Crossing		13 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
True Owner	American Tradesman, Inc.	Gurnee, IL 60031	(847) 623-3355





17150 W Washington St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	34.00 AC (1,481,040 SF)
Proposed Use	MultiFamily
Parcel	07-20-200-030



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Zoning Description	Unincorporated Lake County
Proposed Use	MultiFamily
Parcel	07-20-200-030

For Sale Summary

Asking Price	\$4,700,000 (\$138,235.29/AC)	Land	34.00 AC (1,481,040 SF)
Status	Under Contract	On Market	188 to 1,212 Days
Portfolio	Part of 2-Property Portfolio	Last Update	June 24, 2026
Sale Type	Investment		

Transportation

Traffic Volume	21,612 on Washington St (2026); 21,318 on N Hunt Club Rd (2026); 21,236 on N Hunt Club Rd (2026); 14,462 on W Gurnee Gln (2026); 19,346 on Churchill Ln (2026); 19,436 on W Orchard Valley Dr (2026); 21,726 on Almond Rd (2026); 2,909 on W Orchard Valley Dr (2026); 20,034 on N Cemetery Rd (2026); 3,592 on Suffolk Ct (2026)		
Commuter Rail	Prairie Crossing.		12 min drive
	Prairie Crossing		13 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	60 - Moderately friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	10 - Not friendly		



4961 Grand Ave - Vacant Land

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	2.12 AC (92,347 SF)
Zoning	C-1
Parcel	07-15-410-003, 07-15-410-008, 07-15-410-025, 07-15-410-026, 07-15-410-028, 07-15-410-029



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Zoning	C-1
Zoning Description	Currently zoned residential, but municipality open to commercial development.
Parcel	07-15-410-003, 07-15-410-008, 07-15-410-025, 07-15-410-026, 07-15-410-028, 07-15-410-029

For Sale Summary

Asking Price	Withheld	Built	1932
Status	Active	On Market	143 Days
Sale Type	Investment or Owner User	Last Update	July 7, 2026
Land	2.12 AC (92,347 SF)		

Transportation

Traffic Volume	25,879 on Grand Avenue (2026); 9,633 on Grand Avenue (2026); 14,983 on Grand Ave (2026); 9,753 on North Riverside Drive (2026); 24,162 on Grand Avenue (2026); 14,173 on North Riverside Drive (2026); 25,737 on Grand Avenue (2026); 8,567 on Grand Ave (2026); 6,978 on South Rd (2026); 15,668 on Milwaukee Ave (2026)	
Commuter Rail	Waukegan	12 min drive
	North Chicago	13 min drive
Airport	Chicago O'Hare International	41 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	KRITIKOS BESSIE	-	-
Recorded Owner	KRITIKOS EMMANUEL	-	-
Recorded Owner	KRITIKOS BESSIE	-	-





4961 Grand Ave - Vacant Land

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts (Continued)

Type	Name	Location	Phone
Recorded Owner	KRITIKOS EMMANUEL	-	-